

# Quarterly Neighborhood Conditions Report

## West District

Asylum Hill | Blue Hills | Parkville | West End

June 14<sup>th</sup>, 2013



**CITY OF HARTFORD**  
*Pedro E. Segarra, Mayor*

# Table of Contents

---

<b>Anti-Blight Ordinance Violation Conditions</b>	Page 3
<b>Definitions</b>	Page 4
<b>Summary of LSNI Anti-Blight Activity</b>	Page 5
<b>Anti-Blight Report by West District Neighborhoods</b>	
• Summary (Asylum Hill, Blue Hills, Parkville, West End)	Page 6
• Properties Receiving Preliminary Notice Letters	Page 7
• Properties Receiving Notice of Violations Letters	Page 8
• Properties Receiving Notice of Citations Letters	Page 9
• Properties Being Monitored	Page 10
• Final Lien Inspection Properties	Page 11
• Abated Properties	Page 12
<b>Blighted Property Updates</b>	Page 14

# Anti-Blight Ordinance Violation Conditions

---

## Chapter 9, Article V of the City of Hartford's Municipal Code

***Blighted premises*** means any building, structure, vacant lot or grounds, whether vacant or occupied, in which the Director of Licenses and Inspections, or the Fire Marshal, or the Director of Health and Human Services, or the Chief of Police have verified that at least two (2) of the following conditions exist:

- (1) Exterior windows or doors are broken or missing or are not secured and painted in accordance with subsection 9-98(a) of this article;
- (2) Exterior walls, roofs, stairs, porches, floors or chimneys are damaged, collapsing or deteriorating or permit the interior of the building to be open to the weather;
- (3) Foundation walls are damaged, collapsing, crumbling or contain open cracks or breaks;
- (4) Interior walls, stairs, porches, floors, ceilings, support pillars or beams are damaged, collapsing or deteriorating;
- (5) Exterior additions, including, but not limited to, canopies, marquees, signs, awnings, fire escapes, standpipes and exhaust ducts, are damaged, collapsing or deteriorating;
- (6) Fences are broken, deteriorating to the point of decay, are in otherwise dilapidated condition, or are damaged to the extent that they allow access to the property;
- (7) Other conditions exist that reflect a level of maintenance which is not in keeping with community standards, including, but not limited to, graffiti that is clearly visible from the street;
- (8) The premises are attracting illegal activity as evidenced by multiple felony or misdemeanor arrests on the premises; multiple felony or misdemeanor warrants issued or served to a person residing in the premises;
- (9) The property is a fire hazard;
- (10) The property is a factor creating a substantial and unreasonable interference with the reasonable and lawful use and enjoyment of other space within the building or premises or within the neighborhood as documented and reported to the Director of Licenses and Inspections by neighborhood complaints;
- (11) The property is a menace to the public health, safety, or welfare in its present condition because of rat infestation, overgrown vegetation, trash and garbage, abandoned cars, improper grading, or other factors;
- (12) Extended vacancy of a dwelling, multiple dwelling or mixed commercial use property.

# Definitions

---

**Summary of Properties** – all properties being addressed by LSNi are outlined in the following sections:

- **Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.
- **Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate, confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.
- **Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.
- **Properties Being Monitored** – properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.
- **Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.
- **Abated Properties** – All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

**The following acronyms for some of the agencies and terms used in this report:**

**ATFS-** American Tax Funding Servicing

**NINA-** Northside Institutions Neighborhood Alliance

**SINA-** Southside Institutions Neighborhood Alliance

**RFP-** Request for Proposal

# Summary of LSNI Anti-Blight Activity by District

---

For the Period of March 13, 2013 – June 14, 2013

	Central	North	South	West	Citywide
Properties Receiving Preliminary Notice Letters	15	8	12	12	<b>47</b>
Properties Receiving Notice of Violations	7	11	7	10	<b>35</b>
Properties Receiving Cited for Violations	7	23	14	17	<b>61</b>
Monitoring Properties	0	0	2	8	<b>10</b>
Final Lien Inspection Properties	16	29	12	10	<b>67</b>
Abated Properties	1	0	1	4	<b>6</b>

# Summary of West District Activity by Neighborhood

For the Period of March 13, 2013 – June 14, 2013

	Asylum Hill	Blue Hills	Parkville	West End	West Total
Properties Receiving Preliminary Notice Letters	3	2	6	1	12
Properties Receiving Notice of Violations	2	3	4	1	10
Properties Receiving Cited for Violations	4	4	5	4	17
Monitoring Properties	3	1	3	1	8
Final Lien Inspection Properties	4	2	2	2	10
Abated Properties	0	4	0	0	4

# Properties Receiving Preliminary Notice Letters

For the Period of March 13, 2013 – June 14, 2013

**Properties Receiving Preliminary Notice Letters** – properties for which a letter was sent to property owners when at least two potential violations of the City’s Anti-Blight Ordinance (ABO) are believed to exist. Property owners receiving a Preliminary Anti-Blight Ordinance Letter (PABOL) have 30 days to contact City staff and schedule a meeting to discuss the condition of the property, and demonstrate the intent of improvement.

Property Address		Neighborhood	Date Sent
<b>219</b>	Collins Street	Asylum Hill	3.06.13
<b>64</b>	E. Burnham Street	Blue Hills	3.06.13
<b>479</b>	Farmington Avenue	West End	4.29.13
<b>154</b>	Francis Avenue	Parkville	4.29.13
<b>118</b>	Madison Avenue	Parkville	1.24.13
<b>26</b>	New Park Avenue	Parkville	4.29.13
<b>81</b>	Palm Street	Blue Hills	10.24.12
<b>322-324</b>	Prospect Avenue	Parkville	3.06.13
<b>78-80</b>	Prospect Avenue	Parkville	1.24.13
<b>1234</b>	Prospect Avenue	Parkville	9.14.12
<b>267</b>	Sargeant Street	Asylum Hill	4.29.13
<b>189</b>	Sigourney Street	Asylum Hill	1.24.13

# Properties Receiving Notice of Violation Letters

For the Period of March 13, 2013 – June 14, 2013

**Properties Receiving Notice of Violations** – properties for which the property had at least two potential violations, received the PABOL, and have demonstrated insufficient effort or progress to remediate confirmed by a City inspector. The NOV requires compliance within 30 days of receipt of notice, failure by the property owner to remediate violations result in the accrual of fines.

Property Address		Neighborhood	Date Sent
<b>23</b>	Burnham Street	Blue Hills	4.30.13
<b>38</b>	Burnham Street	Blue Hills	4.22.13
<b>154</b>	Francis Avenue	Parkville	5.07.13
<b>34</b>	Girard Street	West End	3.02.12
<b>237</b>	Hamilton Street	Parkville	4.24.13
<b>15</b>	Kibbe Street	Parkville	6.29.12
<b>79</b>	Lebanon Street	Blue Hills	4.17.13
<b>26</b>	New Park Avenue	Parkville	6.04.13
<b>267</b>	Sargeant Street	Asylum Hill	6.04.13
<b>187</b>	Sigourney Street	Asylum Hill	1.23.13



# Properties Receiving Notice of Citation Letters

For the Period of March 13, 2013 – June 14, 2013

**Properties Receiving Notice of Citations** – properties for which for any violation that a property owner has not remediated within 30 days of the Notice of Violation (NOV). The citation includes a description of the specific violation, an explanation of how to remediate the violation, instructions on the right to appeal, and dollar amount of fine(s) which will accrue on a per day per violation basis, \$100 per day per violation.

Property Address		Neighborhood	Date Sent
<b>99-101</b>	Amity Street	Parkville	1.09.13
<b>160</b>	Bartholomew Avenue	Parkville	4.18.13
<b>363</b>	Blue Hills Avenue	Blue Hills	1.28.13
<b>267</b>	Farmington Avenue	West End	12.13.12
<b>154</b>	Francis Avenue	Parkville	9.27.12
<b>28</b>	Gillett Street	Asylum Hill	12.13.12
<b>72</b>	James Street	Parkville	1.04.13
<b>335</b>	Laurel Street	Asylum Hill	5.08.12
<b>33</b>	Newton Street	Parkville	1.03.13
<b>43</b>	Niles Street	Asylum Hill	4.18.13
<b>63</b>	Niles Street	Asylum Hill	5.07.12
<b>188</b>	Palm Street	Blue Hills	3.18.13
<b>262</b>	Palm Street	Blue Hills	1.08.13
<b>2</b>	Regent Street	West End	4.24.13
<b>194</b>	South Whitney Street	West End	1.14.13
<b>56</b>	W. Morningside Street	Blue Hills	10.3.12
<b>127</b>	Whitney Street	West End	1.14.12

## Properties Being Monitored

**For the Period of March 13, 2013 – June 14, 2013**

**Monitoring-** properties that have not entered the ABO process, and/or received a notice of violation, but have contacted city staff, and/or received a notice of violation but was found not liable to pay citations by an appeal hearing officer, and/or are being monitored by requisite city staff.

[illegible]

## Final Lien Inspection Properties

**For the Period of March 13, 2013 – June 14, 2013**

**Final Lien Inspection Properties** – properties are in the process of being closed out of an open case in order to move towards legal action.

[illegible]

# Abated Properties

For the Period of March 13, 2013 – June 14, 2013

**Abated-** All blight violations have been remediated. The property is currently in compliance with, and is no longer subject of any enforcement actions through the Anti-Blight Ordinance.

Property Address		Neighborhood	Date Sent
<b>625</b>	Blue Hills Avenue	Blue Hills	6.06.13
<b>50</b>	Durham Street	Blue Hills	6.06.13
<b>190</b>	Hartland Street	Blue Hills	6.06.13
<b>104-106</b>	Westbourne Parkway	Blue Hills	6.07.13

**625 Blue Hills Avenue**



**Before**



**After**

**50 Durham Street**



**Before**



**After**



# Abated Properties Continued

For the Period of March 13, 2013 – June 14, 2013

## 190 Hartland Street



Before



After

## 104/106 Westbourne Parkway



Before



After

# Blighted Property Updates

---

## 219 Collins Street



219 Collins Street, received a PABOL letter and during the follow-up inspection the beginning of the renovations was observed. No contact was made with the City until this point. Permits have been approved and major construction has started.

## 72 James Street



72 James Street has received a PABOL, Notice of Violation and Citations with no response or contact between the owner and the City. However, through constant follow-up site visits work has been observed and remains in progress.

## 1234 Prospect Avenue



1234 Prospect Avenue the owner representative on 9/26/12 contacted the City to inform us they fired their maintenance contractor due to lack of upkeep. The new contractor began work immediately on the property. On 5/2/13 the owner sold the property to the new contractor who has begun extensive renovations. Work is still in progress.



# Blighted Property Updates

---

## 127 Whitney Street



127 Whitney Street, the owner received a citation on 1/14/13 for the ABO violations. The owner appealed and was found not liable by the hearing officer on the condition that they would complete the renovations which would abate all the remaining violations.